

**Newfields Planning Board Meeting
July 17, 2008**

Attendance:

Pawlak Lot Line Adjustment:

Berry reviewed the status of the attorney's review and requested approval and signature. The note on the plan reflects the suggestion and recommendation of Attorney Lane. The Board reviewed the note. Lane letter dated June 27, 2008 (1 page). Plan also shows that monuments were actually set.

Price motion to approve lot line adjustment for Pawlak Map 209 Lots 19 & 20.
Second by Woodworth.
Unanimous in favor.

Plans and Mylar were signed by the Board.

Winkler - Garvey– Dunkin Donuts

Garvey reviewed the sign options. Three versions were presented for review. Price inquired as to animated signage. The Board commended the applicant for their willingness to share options and all agreed on the horizontally oriented version. The plan was signed. Garvey then reviewed a minor change requested by DD corporate related to an access way along the back of the site. Garvey stated that there would be no increase or impact to drainage and that it is a minor change. The change improves the circulation and site operation.

Price motioned that the change was minor and did not require further review.
Second by Woodworth.
Unanimous in favor.

Winkler – Subdivision

Sidewalk in lieu of fees paid at Certificate of Occupancy. This is to be added to the agreement. The developer will submit the cost estimate to Civilworks and the Road Agent. Upon presentation of the financial security and the signed agreement, the Mylar will be recorded. The house will remain and be accessed from further down the roadway and will share the well across the street from Lot 1. The house will be removed when the lot is developed. Road Agent Brian Knipstein stated that the topcoat will not be installed until 75% of the lots are completed. The Board questioned the relationship between lots 3, 4, and the hammerhead and where the access for these lots will be located.

The issue of the topcoat was reviewed and the two-year maintenance bond arose. The board reviewed the issue and said the applicant shall return in two years to review the status and potential development. The applicant can then top coat in two years and the future development will be liable for impacts to the existing roadway.

Sidewalks

The Board reviewed the desire to install sidewalk/shoulder down Route 87 for pedestrian access. The Board is looking for help. The NH DOT and RPC should be involved and a meeting requested with these entities. The Board is concerned about kids being able to get to school. The Board reviewed the research concluding that sedentary lifestyles and a lack of pedestrian opportunities is detrimental to the public health.

Ordinances and Regulations

The Board reviewed the open space ordinance for concerns related to the equation and yield plan approach to determine density.